

MARCH 20, 2007
COMMISSION ACTION

A. Call to Order	Chairman Massey called the hearing to order at 7:03 P.M.
B. Roll Call	Present: Chairman Brad Massey, Commissioners Karen Peters (Vice-Chair), Clara Barnes, Mike Cowan, Bill Baptist, Oscar Fredrickson, &. John Dent. Present from staff: Harry Holmes, Assistant Planner.
C. Pledge of Allegiance	Chairman Massey led the pledge
D. Adoption of Agenda	Motion passed 7-0
E. Approval of Minutes of February 20, 2007	Commissioner Baptist moved to accept the minutes as recorded, Commissioner Cowan seconded and the motion carried 7-0.

III. FP 07-03 ESCALANTE at WILLIAMS MOUNTAIN, PHASE 2A

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| A. Introduction | Harry Holmes introduced the case, citing information from the staff report to the Commission (attached). |
| B. Recess to Public Hearing | <p>Chairman Massey recessed the hearing to ask for public comment.</p> <p>Jason Coffey, representing Williams AZ Ventures (Developer), came forward to answer commissioners' questions.</p> <p>Commissioner Fredrickson noted that the access road south of Interstate-40 was in bad repair and asked who was responsible to restore it. Mr. Coffey said it belongs to the Arizona Department of Transportation and that the Developer had agreed to improve the road as a condition of preliminary plat approval.</p> <p>Commissioner Peters asked about the location of and access to the ten lots in Phase 2a, and about the water allocation. Mr. Coffey showed a site map of the entire 280-lot project and pointed out the location of the lots in question. He reported that the main access road was under construction and would be completed in conjunction with Phase 1. Mr. Coffey stated that the Developer had received water allocations for 103 lots, including 50 in Phase 1, 10 in Phase 2a and 43 in Phase 2b.</p> <p>Commissioner Peters asked the status of the proposed well site and Chairman Massey asked when drilling would start. Commissioner Baptist commented that the well site negotiations had stalled and the scheduled drilling had been postponed. Mr. Coffey confirmed that the drilling would be rescheduled after the well site is secured and estimated that it could start in about 18 months.</p> |
| D. Reconvene P&Z Session | There being no further public comment, Chairman Massey reconvened the Regular P&Z Session. |
| E. Discussion and Decision | There being no further discussion, Chairman Massey called for a motion. Commissioner Baptist moved to approve the Final Plat application for Escalante at Williams Mountain, Phase 2a. |

Commissioner Cowan seconded the motion. The motion carried 7-0.

IV. PP 07-03 NEWTON STREET CONDOMINIUMS

- A. Introduction Harry Holmes introduced the case, citing information from the staff report to the Commission (attached).
- B. Recess to Public Hearing Chairman Massey recessed the hearing to ask for public comment.
- Wayne Hellwig, representing owners Tyler and Betsy Hager, came forward to answer commissioners' questions, noting that there would be little if any remodeling or construction on the site, and that the application sought only to change the form of ownership of the property.
- Commissioner Baptist asked about the selling price. Mr. Hager said between \$150,000 and \$180,000, depending on final costs.
- Commissioner Dent asked whether the units had separate roof lines and Commissioner Baptist asked whether the fire walls extended through the attic space. Mr. Hellwig said there were two roof lines, each covering two of the units. He added that the fire wall probably did not extend through the attic and that the attic was part of the common area.
- Commissioner Dent asked whether the new owners would need to set up a home owners' association (HOA). Mr. Hager said the Conditions, Covenants and Restrictions (CC&Rs) would establish an HOA, to be governed by the current owners until the individual units were sold. Commissioner Baptist asked whether the back yards were owned individually or in common. Mr. Hager said they were under limited common ownership, with the owner of each unit having exclusive right of use of the adjoining rear yard.
- Commissioner Peters asked who would pay for trash pick-up. Mr. Hager responded that the service would be billed to the individual units along with water and sewer service.
- D. Reconvene P&Z Session There being no further public comment, Chairman Massey reconvened the Regular P&Z Session.
- E. Discussion and Decision There being no further discussion, Chairman Massey called for a motion.
- Commissioner Dent moved to approve the Preliminary Plat application for Newton Street Condominiums, subject to the following condition:
1. All items required by the City Engineer as stated in the DRT minutes must be satisfied in writing with City Staff prior to final plat approval.
- Commissioner Baptist seconded the motion. The motion carried 7-0.

IV. ADJOURNMENT: Commissioner Fredrickson moved to adjourn, Commissioner Peters seconded and the motion carried by a vote of 7-0; the meeting adjourned at 7:35 P.M.